

# Raine&Horne® Commercial

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QUEANBEYAN  
46 Yass Road

400 sqm

## High Exposure Industrial/Retail Opportunity with Yard

Sold

Raine & Horne Commercial Canberra are pleased to offer 46 Yass Road for sale with vacant possession.

This exceptional property has been home to Taunton's Auto Electrical for many years, but it's now time for them to move on! Positioned on Yass Road linking Canberra with Queanbeyan and the South Coast, this high-exposure site sits, located adjacent to the busy BP service station at the gateway to Queanbeyan CBD, offers a rare opportunity for its new owner to successfully operate their business for years to come!

The substantial landholding includes a retail showroom, office space and a large clear-span warehouse of approx. 400sqm on a 1,500sqm block, providing exceptional flexibility to invest, occupy, landbank or redevelop in a high-demand location. With limited supply and strong demand for quality industrial property in the ACT and surrounding region, this is an unmissable opportunity to secure a high-profile asset in a strategic growth corridor.

Key Property Highlights:

Property ID	L35449745
Property Type	Retail
Building / Floor Area	400
Land Area	1500.0 sqm

## AGENT

Anthony Vatalis

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- Clear-span warehouse/office of approx. 400sqm & substantial land holding of 1500sqm
- 3 phase power
- 2 Chain-operated roller door and 2 swing doors at the entrance and side
- Great street exposure/showroom with an office, kitchenette and numerous amenities throughout
- Parking to the front and large rear yard space with rear roller door access and another storage shed
- Prime Yass Road frontage of approx. 18 metres

46 Yass Road is for sale by Expression of Interest closing 4pm, Thursday 25th September 2025.

For further information, or to arrange an inspection, contact the exclusive agents at Raine & Horne Commercial Canberra.